



\*W3244774\*

When recorded return to:  
Ivory Development, LLC  
Christopher P. Gamvroulas  
978 East Woodoak Lane  
Salt Lake City, UT 84117

E# 3244774 PG 1 OF 9  
Leann H. Kilts, WEBER COUNTY RECORDER  
07-Jul-22 11:13 AM FEE \$210.00 DEP D/  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED

First Supplement  
To  
Master Declaration of Covenants, Conditions and  
Restrictions and Reservation of Easements  
For  
Haven Parkway Phases 2, 3 and 4

Parcel Number:

15-061-0111

05-061-0106

15-758-0001 through 15-758-0058

15-763-0001 through 15-763-0035

WHEN RECORDED RETURN TO:

Ivory Development, LLC  
Christopher P. Gamvroulas  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
(801) 747-7440

**FIRST SUPPLEMENT  
TO  
MASTER DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS, AND RESERVATION OF EASEMENTS  
FOR  
HAVEN PARKWAY PHASES 2, 3, and 4**

This First Supplement to the Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for the Haven Parkway is made and executed by Ivory Development, LLC, a Utah limited liability company, of 978 East Woodoak Lane, Salt Lake City, UT 84117 (the “Declarant”).

RECITALS

A. **WHEREAS**, the Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for the Haven Parkway was recorded in the Office of the County Recorder of Weber County, Utah on January 4, 2020 as Entry No. 3026932 (the “Initial Declaration”) together with the related plat map for the initial phase of the Project in conjunction with Declarant’s development of the Haven Parkway (the “Project”).

C. **WHEREAS**, the related Plat Map for Haven Parkway has also been recorded in the office of the County Recorder of Weber County, Utah.

D. **WHEREAS**, Declarant is or will be the owner and developer of certain real property located in Weber County, Utah and described with particularity on Exhibit “A” attached hereto and incorporated herein by reference (the “Haven Parkway Phases 2, 3 and 4”).

E. **WHEREAS**, Declarant desires to further expand the Project to include Haven Parkway Phases 2, 3, and 4.

F. **WHEREAS**, Declarant now intends that Haven Parkway Phases 2, 3, and 4 and the lots thereon shall become part of the Project and subject to the Declaration, as it may be further amended and/or supplemented from time to time.

**NOW, THEREFORE**, for the reasons recited above, and for the benefit of the Project, the Declarant and the Owners, Declarant hereby executes this First Supplement

to Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for the Hidden Oaks Subdivision.

SUPPLEMENT TO DECLARATION

1. Supplement to Definitions. Paragraph 1 of the Declaration, entitled “Definitions,” is hereby modified to include the following supplemental definitions:

“First Supplement to Declaration” shall mean and refer to this First Supplement to Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Haven Parkway.

Except as otherwise herein provided, the definition of terms contained in the Declaration are incorporated herein by this reference.

2. Legal Description. The legal description for the Haven Parkway Phases 2, 3, and 4 is set forth in Exhibit A.

3. Annexation. Consistent with the rights and authority reserved to the Declarant to amend the Declaration and to expand the application of the Declaration, the Haven Parkway Phases 2, 3, and 4 shall be and hereby is annexed into and made part of the Project and made part of the Haven Parkway Homeowners Association, organized and operating as a Utah nonprofit corporation (the “Association”). Recordation of this First Supplement to Declaration shall constitute and effectuate further expansion of the Project, making the real property described in Exhibit A and every Owner and Occupant of a lot within this phase subject to the Declaration and the functions, powers, rights, duties and jurisdiction of the Association.

4. Description of the Project, as Supplemented by the First Supplement to Declaration. As reflected on the Haven Parkway Phases 2, 3, and 4 Plats One Hundred Twenty Six (126) lots (201-258, 301-333, 401-435) and other improvements of a less significant nature are or will be constructed and/or created in the Project on Haven Parkway Phases 2, 3, and 4. The additional Lots in the Haven Parkway Phases 2, 3, and 4 and the homes constructed thereon shall conform to either the Ivory Homes Catalogue or other Ivory Homes’ product lines, unless approved in writing by the Declarant.

5. Covenants, Conditions and Restrictions to Run with the Land. The Covenants, Conditions and Restrictions for the Haven Parkway Phases 2, 3, and 4 established by this First Supplement to Declaration are binding on each Owner and assigns and successors in interest to the Unit and are intended to and shall run with the land.

6. Street Tree Plan. The Street Tree Plan attached to the Declaration shall be supplemented by the Street Tree Plan attached as Exhibit “B” to this First Supplement to Declaration.

7. Severability. If any provision, paragraph, sentence, clause, phrase, or word of this instrument should under any circumstance be invalidated, such invalidity shall not affect the validity of the remainder of this instrument, and the application of any such provision, paragraph, sentence, clause, phrase, or word in any other circumstances shall not be affected thereby.

8. Topical Headings and Conflict. The headings appearing in this First Supplement to Declaration are only for convenience of reference and are not intended to define, restrict, or otherwise affect the content, meaning or intent of this instrument or any paragraph or provision hereof. In case any provisions hereof shall conflict with Utah law, Utah law shall be deemed to control.

9. Effective Date. The annexation of the Haven Parkway Phases 2, 3, and 4 into the Project shall be effective upon recording of this instrument with the Office of Recorder of Weber County, Utah.

[Signature Page to Follow]

IN WITNESS WHEREOF, the undersigned has hereunto set its hand this 30<sup>th</sup>  
day of JUNE, 2022.

DECLARANT:  
IVORY DEVELOPMENT, LLC.

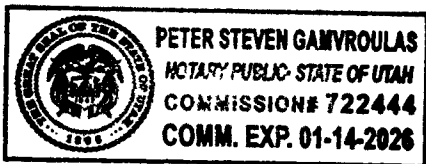
By: *[Signature]*  
Name: Kevin Anglesey  
Title: Secretary

STATE OF UTAH )  
SS:  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of JUNE, 2022 by Kevin Anglesey, as Secretary of IVORY DEVELOPMENT, LLC, a Utah limited liability company, personally known to me or proved on the basis of sufficient evidence, and Kevin Anglesey duly acknowledged to me that said IVORY DEVELOPMENT, LLC executed the same.

*[Signature]*  
NOTARY PUBLIC

My Commission Expires: 01-14-2026



**EXHIBIT A  
LEGAL DESCRIPTION  
HAVEN PARKWAY PHASES 2, 3, AND 4**

**PHASE 2**

BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF SUBJECT PARCEL, SAID POINT BEING N00°00'23"W 589.08 FEET ALONG THE EAST BOUNDARY OF HILL ACRES SUBDIVISION AND BEING FROM THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND CONTINUING ALONG THE EAST BOUNDARY OF HILL ACRES SUBDIVISION N00°00'25"W 569.08 FEET; THENCE S89°01'44"E 219.83 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1865.00 FEET, A DISTANCE OF 73.11 FEET, A CHORD DIRECTION OF N22°45'21"W AND A CHORD DISTANCE OF 73.11 FEET; THENCE N68°22'02"E 245.00 FEET; THENCE N39°36'44"E 68.84 FEET; THENCE N69°35'02"E 110.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1450.00 FEET, A DISTANCE OF 472.74 FEET, A CHORD DIRECTION OF S29°45'23"E AND A CHORD DISTANCE OF 470.65 FEET; THENCE S65°30'07"W 116.58 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, A DISTANCE OF 53.34 FEET, A CHORD DIRECTION OF S11°45'48"E AND A CHORD DISTANCE OF 52.90 FEET; THENCE S00°58'16"W 306.41 FEET; THENCE N89°01'44"W 510.00 FEET; THENCE S78°17'01"W 51.25 FEET; THENCE N89°01'44"W 139.19 FEET TO THE POINT OF BEGINNING.

CONTAINS 10.88 ACRES OR 474031.74 SQFT IN AREA

**PHASE 3**

LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEST HAVEN, COUNTY OF WEBER, STATE OF UTAH: BEGINNING AT A POINT BEING S89°25'22"E 936.88 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND N00°00'00"E 578.90 FROM THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N89°01'44"W 222.91 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 23.56 FEET, A CHORD DIRECTION OF N44°01'44"W AND A CHORD DISTANCE OF 21.21 FEET; THENCE N00°58'16"E 306.41 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET, A DISTANCE OF 53.34 FEET, A CHORD DIRECTION OF N11°45'48"W AND A CHORD DISTANCE OF 52.90 FEET; THENCE N65°30'07"E 116.58 FEET; THENCE S78°40'15"E 84.96 FEET; THENCE S47°00'04"E 82.79 FEET; THENCE S01°05'36"W 352.44 FEET TO THE POINT OF BEGINNING.

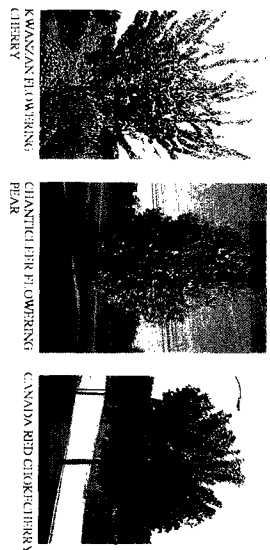
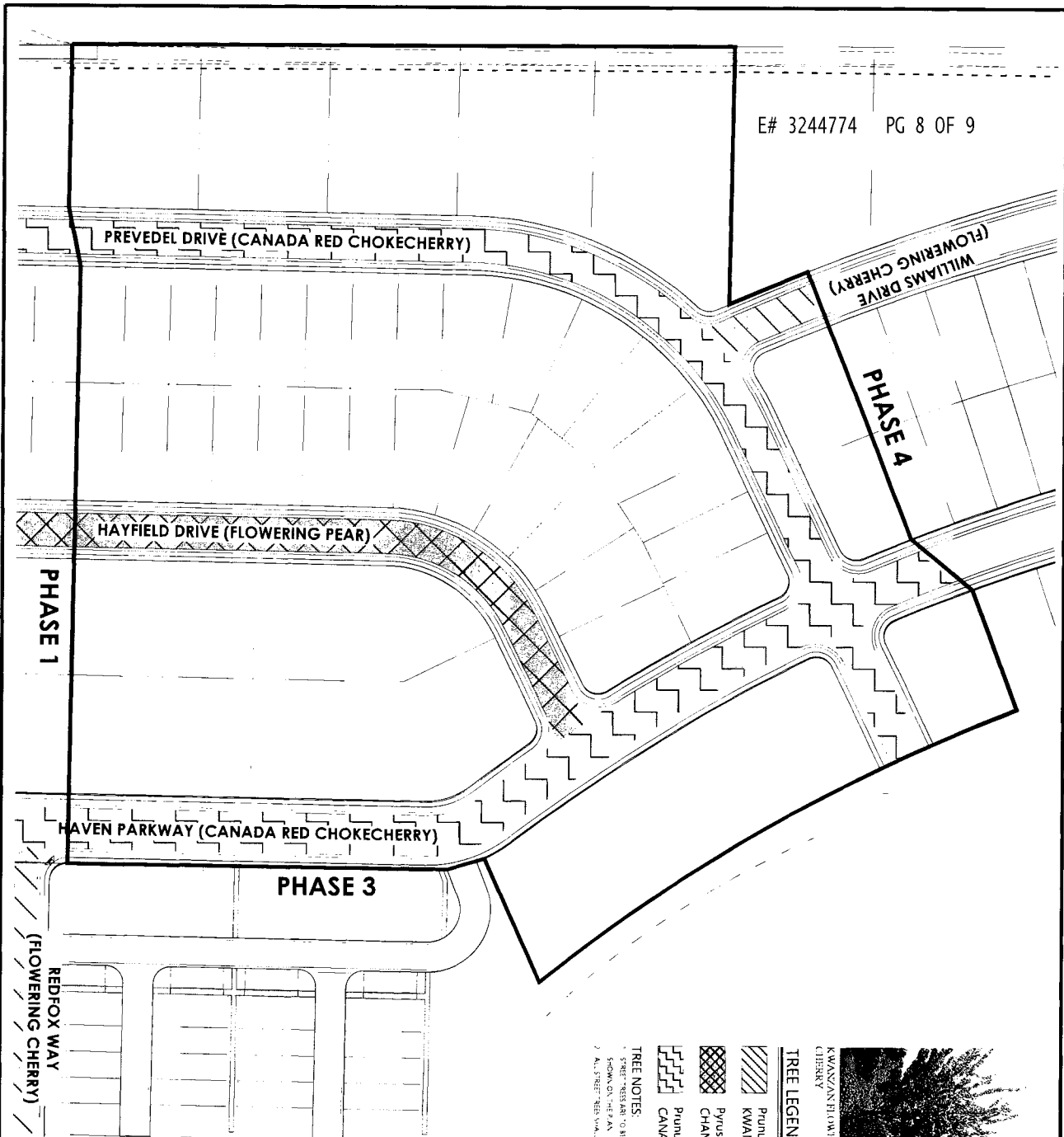
CONTAINS 2.20 ACRES IN AREA AND 29 LOTS, 2 PARCELS

**PHASE 4**




LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEST HAVEN, COUNTY OF WEBER, STATE OF UTAH: BEGINNING AT A POINT N00°00'24"W 1158.17 FEET ALONG THE EASTERLY BOUNDARY LINE OF HILL ACRES SUBDIVISION AS RECORDED IN BOOK 16, ON PAGE 44, AS ENTRY # 533541 AT THE WEBER COUNTY RECORDER'S OFFICE FROM THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID EASTERLY BOUNDARY OF HILL ACRES SUBDIVISION N00°00'25"W 132.18 FEET TO THE EAST BOUNDARY LINE OF PEPPER RIDGE ESTATES AS RECORDED IN BOOK 46, ON PAGE 75, AS ENTRY # 1531722 AT THE WEBER COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EASTERLY BOUNDARY LINE OF PEPPER RIDGE ESTATES N00°17'25"W 294.00 FEET; THENCE N00°34'38"E 272.40 FEET; THENCE N86°22'30"E 204.62 FEET; THENCE N00°10'13"E 76.76 FEET; THENCE S88°45'59"E 99.89 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1620.00 FEET, A DISTANCE OF 55.90 FEET, A CHORD DIRECTION OF N02°13'20"E AND A CHORD DISTANCE OF 55.90 FEET; THENCE S86°47'21"E 170.00 FEET; THENCE S01°54'40"W 65.77 FEET; THENCE S00°41'17"E 65.77 FEET; THENCE S03°03'02"E 53.81 FEET; THENCE S05°24'48"E 65.77 FEET; THENCE S07°46'34"E 53.81 FEET; THENCE S10°08'20"E 65.77 FEET; THENCE S12°44'16"E 65.77 FEET; THENCE S15°06'02"E 53.81 FEET; THENCE S17°13'37"E 53.81 FEET; THENCE S19°21'11"E 53.81 FEET; THENCE S69°35'02"W 110.00 FEET; THENCE S39°36'44"W 68.84 FEET; THENCE S68°22'02"W 245.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1865.00 FEET, A DISTANCE OF 73.11 FEET, A CHORD DIRECTION OF S22°45'21"E AND A CHORD DISTANCE OF 73.11 FEET; THENCE N89°01'44"W 219.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.01 ACRES OR 348,766 SQFT IN AREA, 35 LOTS AND 1 PARCEL.

**EXHIBIT B**  
**SUPPLEMENTAL STREET TREE PLANS PHASE 2 and 4**

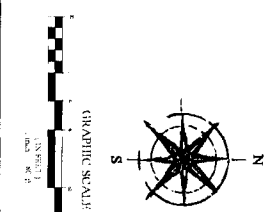
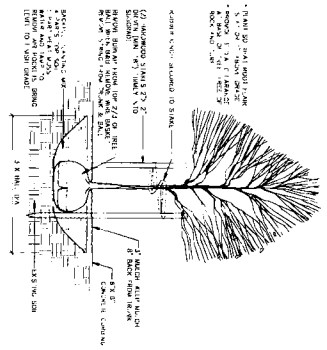


**TREE LEGEND**

-  Kwanzan Flowering Cherry
-  Chanticleer Flowering Pear
-  Canada Red Chokecherry

**TREE NOTES:**  
 \* STREET NEAR TO IN CONTACT & APPROXIMATE POSITION GENERALLY SHOWN ON THE PLAN.  
 \* ALL STREET NEAR SHALL BE PLANTED BY THE OWNER.

**(A) TREE PLANTING & STAKING**



REVISION BLOCK	DESCRIPTION

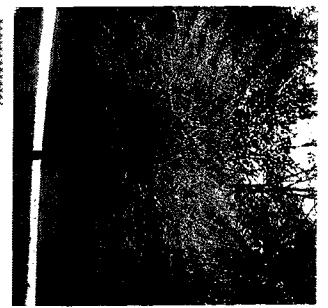
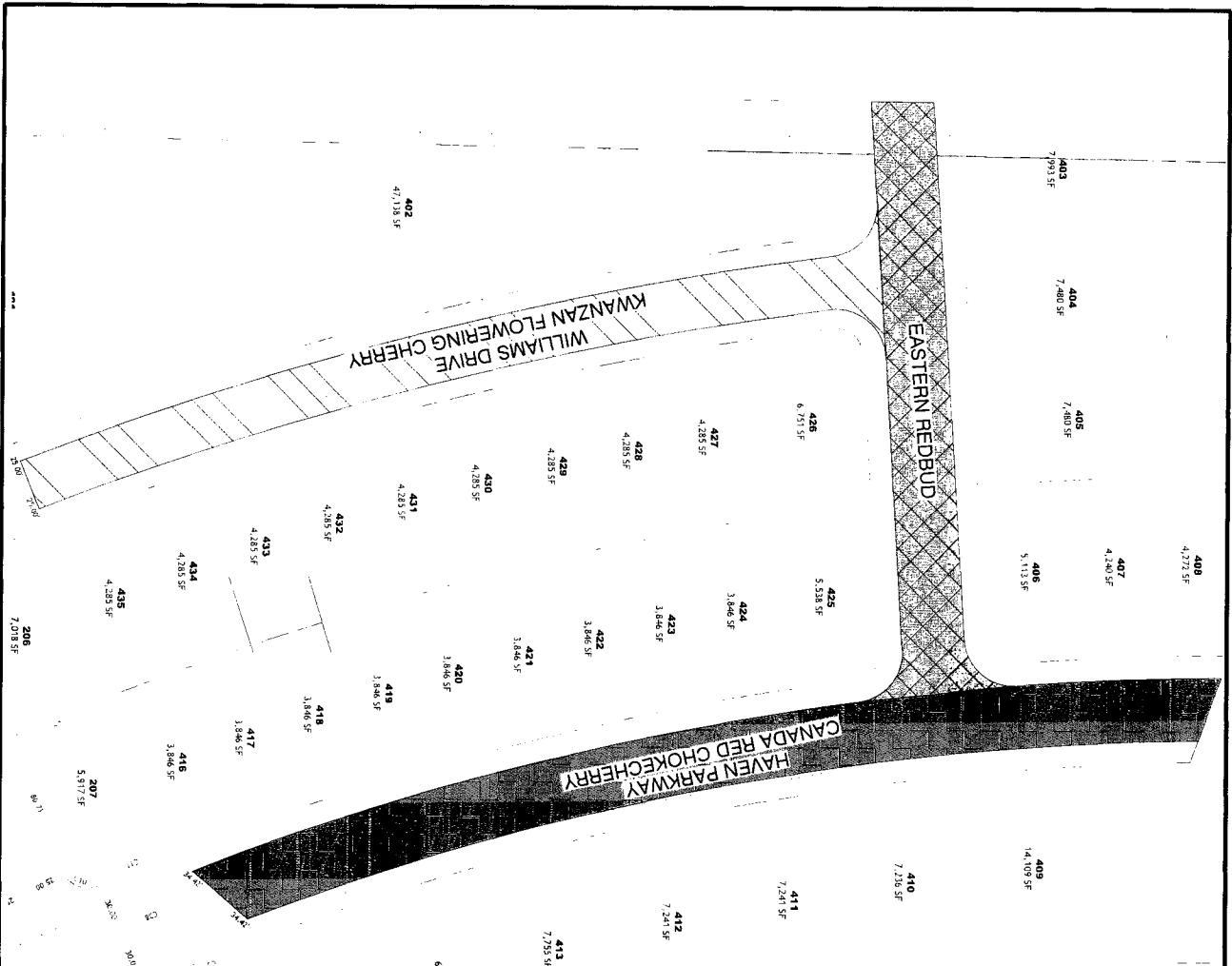
LANDSCAPE PLAN  
 1 OF 1

**HAVEN PARKWAY PH. 2**  
 WEST HAVEN, WEBER COUNTY  
 LANDSCAPE PLAN

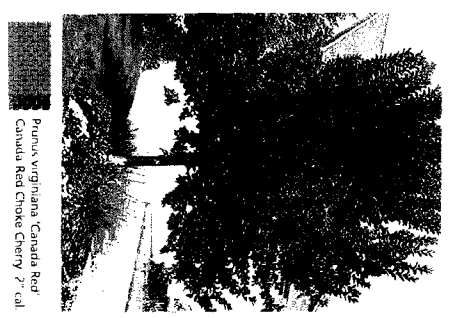


**FOCUS**  
 ENGINEERING AND SURVEYING LLC  
 6642 S. 114TH STREET, SUITE 200  
 MIDVALE, UTAH 84047 PH: (801) 552-0075  
 www.focusllc.com





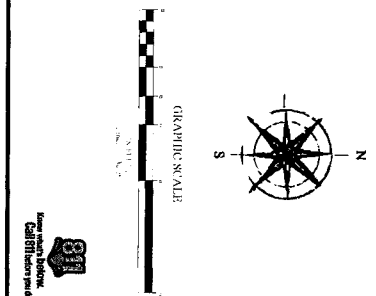
*Cercis canadensis*  
Eastern Redbud 2" cal



*Pinus virginiana* 'Canada Red'  
Canada Red Choke Cherry 2" cal



*Pinus serotina* 'Keweenaw'  
Kwanzan Flowering Cherry 2" cal



NO.	DATE	BY	APP'D

HAVEN PARKWAY PH. 4  
WEST HAVEN, UTAH  
STREET TREE PLAN

FOR REVIEW ONLY